

A Yes, sir.

Q Did you have the occasion to make the appraisal on March 25, 1969, of the property of Jesse N. Smith located at the intersection of 9th and East Street in the 800 block?

A Yes.

Q In Frederick, Md.?

A Yes, in Frederick, Md..

Q Describe briefly if you will the size of the lot and the improvements that are on the property?

A The property is situate on the east side of the Pennsylvania RR tracks in the 800 block of East Street having a frontage of 315 ft. thereon with an average depth of 100 ft.. The improvements include a 3-story 16-room brick dwelling and a concrete one-story warehouse 33 x 32 ft. and miscellaneous small outbuildings.

Q Now, the concrete block warehouse that you speak of, is that now being used by Winpigler's Roofing business?

A Yes, sir.

Q What is the present condition of the dwelling house?

A The dwelling house is in a very dilapidated condition and is uninhabitable at the present time.

Q It is a non-income producing structure as of the present time?

A Yes, it is; unoccupied.

Q Would you state in your judgment what is today's fair market value of the this land and improvements?

A In my opinion, the value is \$49,000.00 - land and improvements.

Q I presume that the major value is in the land, is it not?

A Yes.

Q This was appraised along with Mr. Ned S. Zeiler, another local realtor, is that correct?

A Yes, that is correct.

Q I show you an exhibit designated as Exhibit Appraisal in these proceedings and ask you whether this is the appraisal made by you and Mr. Zeiler on March 25, 1969?

A Yes, it is.